

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	99.56 %	99.53 %	16	96.45 %	72	76	
% of Funds Disbursed	93.78 %	93.38 %	13	87.93 %	70	74	
Leveraging Ratio for Rental Activities	1.5	4.82	26	4.73	28	22	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.07 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.35 %	72.02 %	13	70.15 %	60	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	78.74 %	81.70 %	18	80.67 %	33	34	
% of 0-30% AMI Renters to All Renters***	41.06 %	37.14 %	9	45.30 %	42	41	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	98.39 %	16	95.32 %	54	56	
Overall Ranking:			In State:	18 / 29	Nationally:	53 51	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,386	\$19,552		\$26,635	207 Units	51.20 %	
Homebuyer Unit	\$20,206	\$16,147		\$14,938	101 Units	25.00 %	
Homeowner-Rehab Unit	\$12,056	\$16,057		\$20,675	42 Units	10.40 %	
TBRA Unit	\$437	\$5,906		\$3,216	54 Units	13.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bethlehem PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$50,171	\$77,309	\$20,677
State:*	\$97,193	\$39,590	\$16,244
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	62.1	33.7	45.2	0.0	Single/Non-Elderly:	46.1	14.7	33.3	0.0
Black/African American:	11.2	5.3	4.8	0.0	Elderly:	29.1	0.0	2.4	0.0
Asian:	0.5	0.0	0.0	0.0	Related/Single Parent:	17.5	53.7	28.6	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.9	30.5	28.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.3	1.1	7.1	0.0
American Indian/Alaska Native and White:	0.5	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	2.4	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	23.3	61.1	50.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	65.0	14.7	26.2	0.0	Section 8:	13.1	0.0 [#]		
2 Persons:	16.0	22.1	16.7	0.0	HOME TBRA:	11.7			
3 Persons:	9.7	30.5	19.0	0.0	Other:	21.8			
4 Persons:	5.3	23.2	16.7	0.0	No Assistance:	53.4			
5 Persons:	2.9	8.4	19.0	0.0					
6 Persons:	1.0	1.1	2.4	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bethlehem State: PA Group Rank: 53
 (Percentile)
 State Rank: 18 / 29 PJs Overall Rank: 51
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	80.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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